

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, APRIL 14, 2004**

**UNAPPROVED DRAFT**

**Completed April 22, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank de la Fe, Hunter Mill District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Nancy Hopkins, Dranesville District  
Ronald W. Koch, Sully District  
Kenneth Lawrence, Providence District  
Rodney L. Lusk, Lee District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John F. Byers.

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**COMMISSION MATTERS**

Commissioner Harsel announced that there would be a Joint Planning Commission/School Board Committee meeting on Wednesday, April 21, 2004, at 7:30 p.m. in the Board Conference Room.

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Commissioner Wilson announced that the workshop on the Zoning Ordinance Amendment on Cluster Subdivisions would take place on Wednesday, April 21, 2004, following the public hearings.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER RZ 2003-MA-052 AND SEA 88-L-071, THE TRUSTEES FOR IMMANUEL BIBLE CHURCH, TO A DATE CERTAIN OF APRIL 29, 2004.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2003-PR-043 AND FDP 2003-PR-043, VAN METRE LAND LIMITED PARTNERSHIP, TO A DATE CERTAIN OF APRIL 29, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Chairman Murphy absent from the meeting.

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ 2003-MV-065, BOARD OF SUPERVISORS' OWN MOTION, TO A DATE CERTAIN OF APRIL 21, 2004.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Chairman Murphy absent from the meeting.

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FS-D04-19 – MILESTONE COMMUNICATIONS – 1633 Davidson Road

Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION APPROVE "FEATURE SHOWN" APPLICATION FS-D04-19, MILESTONE COMMUNICATIONS, ON BEHALF OF CINGULAR WIRELESS AND T-MOBILE, PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners Hart and de la Fe seconded the motion which carried unanimously with Commissioners Alcorn and Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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Because the following case was in the Mount Vernon District, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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RZ 2003-MV-036 ROUBIN ASSOCIATES, L.L.C. AND MARY ANNE PEARSON SANKO REVOCABLE TRUST (Decision Only)

(The Public Hearing on this application was held on March 3, 2004. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ 2003-MV-036, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED APRIL 14, 2004.

Commissioners de la Fe and Hopkins seconded the motion which carried by a vote of 9-0-2 with Commissioners Koch and Wilson abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS MODIFY THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE NORTHERN AND WESTERN PROPERTY LINES TO THAT DEPICTED ON THE GDP.

Commissioners de la Fe and Hopkins seconded the motion which carried by a vote of 9-0-2 with Commissioners Koch and Wilson abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers also MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BARRIER REQUIREMENTS ALONG THE NORTHERN PROPERTY LINE BE MODIFIED TO PERMIT A SEVEN-FOOT HIGH BOARD-ON-BOARD FENCE ALONG PORTIONS OF THIS PROPERTY LINE EXCEPT FOR THE BUILDING FRONTS ON NEWINGTON ROAD.

Commissioners de la Fe and Hopkins seconded the motion which carried by a vote of 9-0-2 with Commissioners Koch and Wilson abstaining; Commissioner Murphy absent from the meeting.

Commissioner Byers further MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS DENY A WAIVER OF THE TRAIL REQUIREMENT ALONG NEWINGTON ROAD.

Commissioners de la Fe, Hart and Hopkins seconded the motion which carried by a vote of 10-0-1 with Commissioner Wilson abstaining; Commissioner Murphy absent from the meeting.

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At the conclusion of this case, Commissioner Byers resumed the Chair.

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#### ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. APR 01-II-1M – AREA PLANS REVIEW
2. S03-IV-MV4 – OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

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APR 01-II-1M – AREA PLANS REVIEW AMENDMENT - Appl. to consider revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, concerning Subarea #1 of the McLean Community Business Center which is located on the southeast corner of Chain Bridge Road and Davidson Road. Subarea #1 (parcels 30-4((1)) 3,3A,4,5,5A,6) is planned for residential use at 8-12 dwelling units per acre. Plan guidance indicates that existing large trees should be preserved, that a central drainage swale should become open space, that there should be full consolidation of remaining parcels and that new development should be compatible in size and appearance with existing townhouses. The Plan Amendment will consider modifying or deleting some or all of these conditions.  
DRANESVILLE DISTRICT. PUBLIC HEARING.

Clara Quintero Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of this nomination.

Keith Martin, Esquire, of Sach, Harris and Martin, representing the nominator, expressed support for the McLean Citizens Association Planning and Zoning Committee's and Stoneleigh's suggested text amendments.

There were no listed speakers; therefore, Vice Chairman Byers called for speakers from the audience but received no response. There were no comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Hopkins for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE ALTERNATIVE LANGUAGE THAT MODIFIES THE STAFF RECOMMENDATION BY REVISING THE FIRST SENTENCE TO INDICATE THAT THE LANDSCAPING AND PLANTING OF TREES SHOULD OCCUR IN THE AREA BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING STONELEIGH COMMUNITY.

Commissioners de la Fe and Lawrence seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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Because the following case was in the Mount Vernon District, Vice Chairman Byers relinquished the Chair to Secretary Harsel.

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S03-IV-MV4 – OUT OF TURN PLAN AMENDMENT – Appl. to consider revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, concerning approx. 1.23 ac. generally located on the east side of Richmond Hwy. between Preston Ave. and East Lee Ave., Tax Map Numbers 93-1 ((18)) (D) 117, 126, 138 and 130 (pt.). The area is partially within the Beacon/Groveton Community Business Center (CBC), Land Unit E which is planned for townhouse-style office and/or retail use up to a .30 FAR and a maximum height of 35 feet. A portion of the site is in the Memorial Heights Neighborhood Conservation District and the Groveton Community Planning Sector and is planned for residential use at 3-4 du/ac. The Plan Amendment will consider expanding the boundaries of Land Unit E of the Beacon/Groveton CBC to include part of Parcel 130 and all of Parcel 138, increasing the FAR up to .50 and increasing building height up to 45 feet. An option for residential/mixed use development up to .80 FAR will also be considered. MOUNT VERNON DISTRICT. PUBLIC HEARING.

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Denise James, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed amendment.

Secretary Harsel called the first listed speaker and recited the rules for public testimony. Noor Ahmed, 3003 and 3007 Preston Avenue, Alexandria, spoke in opposition to this amendment because of its potential effect on Preston Avenue and the maintenance of adequate access to his properties.

Jane Kelsey, Jane Kelsey & Associates, Inc., spoke in support of the Plan Amendment because it would enable the property to be rezoned for multi-use development.

Responding to a question from Commissioner Hall, Ms. Kelsey elaborated on how this application would not impact Mr. Ahmed's properties in the future.

Responding to questions from Commissioner Wilson, Ms. Kelsey and Ms. James elaborated on the right-of-way on Preston Avenue.

S03-IV-MV4 – OUT OF TURN PLAN AMENDMENT

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Responding to a question from Commissioner Hart, Ms. Kelsey elaborated on the pending variance application as well as the location of the proposed cul-de-sac.

There were no other speakers. The Commission had no further comments or questions and staff had no closing remarks; therefore, Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE S03-IV-MV4.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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At the conclusion of this case Vice Chairman Byers resumed the Chair.

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The meeting was adjourned at 9:17 p.m.

Peter F. Murphy Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Heidi Baggett

Approved on:

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Vacant, Clerk to the  
Fairfax County Planning Commission